

HASSOCKS PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 17 July 2017 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Present: Cllrs: Jane Baker
Bill Hatton
Victoria Standfast
Nick Owens (Chair)

In Attendance: Tracy Bates, Deputy Clerk
5 Members of the Public

P17/27 APOLOGIES FOR ABSENCE. Apologies for absence were received from Cllrs Leslie Campbell and Judith Foot.

P17/28 DECLARATIONS OF INTEREST. There were no declarations of interest.

P17/29 MINUTES.

RESOLVED that the minutes of the meeting held on 26 June 2017 as confirmed be signed by the Chair as a true and accurate record of the meeting.

P17/30 PUBLIC PARTICIPATION.

17/29.1 Mrs Pauline Ballington, 93 Grand Avenue, Hassocks spoke in regard to application DM/17/2596 95 Grand Avenue, Hassocks. Mrs Ballington had no objections to the proposed extension in principle, however she expressed concerns over the footprint of the proposed building. Mrs Ballington informed the Committee that she would like the existing fence to remain in place and has not agreed to a party wall. She has mature shrubs along the fence line which she wants to keep in situ, and is concerned that these will be removed or damaged during the digging of footings. Mrs Ballington would have liked to have seen the proposed dwelling remain on the existing footprint of the conservatory which is to be replaced, and she is not in agreement to any part of the building encroaching or overhanging onto her property.

17/29.2 Jenna Freeman, 25 Silverdale, Hassocks spoke in support of her application DM/17/2565 at the above property. Ms Freeman informed the Committee that the existing back garden at the property was relatively small. Therefore she would like to increase the garden size by incorporating some of the front garden, at the same time as extending the house. Ms Freeman noted that several properties in this road have been extended.

17/29.3 Mr Nick Whitehead, 1 Willowbrook Way spoke in support of his application DM/17/2522 at this property. Mr Whitehead informed the Committee that he had submitted five applications for this property, the previous four have been withdrawn. Mr Whitehead noted that the Parish Council has recommended refusal for the previous applications citing concerns about the removal of trees as one of the reasons. Mr Whitehead

assured the Committee that no trees were due to be removed during any part of the proposed work. Mr Whitehead also informed the Committee that the current application had been submitted following pre-application advice from a MSDC Planning Officer, Andrew Morrison. The application had been revised in line with this advice.

P17/31 The Chair proposed changing the order of consideration of applications to bring the above applications to the beginning of the list. This was unanimously AGREED.

P17/32 APPLICATIONS

DM/17/2565 25 Silverdale, Hassocks, BN6 8RD. Construction of a two storey side extension and erection of an 1800mm high garden wall. Response: RECOMMEND APPROVAL.

One member of the Public left the meeting.

DM/17/2522 1 Willowbrook Way, Hassocks, BN6 8LB. Retrospective application for extensions to lower ground floor, ground floor and first floor, and renewal of whole house facade materials. The Committee took a vote on the application. Three members were against and one in favour. Response: RECOMMEND REFUSAL. Despite modifications, this application remains contrary to Policy 8: Character and Design, of the Regulation 16 Draft Hassocks Neighbourhood Plan. It would be unneighbourly and significant overdevelopment which would dominate the properties to the south of the site. The application conflicts with Policies B1A, H9 and B1D of the Submitted Mid Sussex Local Plan and also with the Policies of the Hassocks Village Design Statement.

2 members of the Public left the meeting.

DM/17/2596 95 Grand Avenue, Hassocks, BN6 8DG. Demolition of existing conservatory and erection of a single storey extension. Response: RECOMMEND APPROVAL. Subject to assurance that all building work, including foundations, is kept to the confines of 95 Grand Avenue, Hassocks.

2 members of the Public left the building.

DM/17/2632 3 Friars Oak Road, Hassocks, BN6 8PT. Proposed loft conversion. (Lawful Development Certificate) Response: Noted

DM/17/2173 2 Stonepound Ridge, Hassocks, BN6 8JG. Single storey extension to provide wheelchair accessible accommodation for a member of the family. Response: RECOMMEND APPROVAL.

DM/17/2714 5 The Willows, Hassocks, BN6 8NP. Changes to the ground floor front elevation and a full width conservatory to rear. Response: RECOMMEND APPROVAL.

DM/17/2614 103a Keymer Road, Hassocks, BN6 8QL. Proposed lengthening of single storey rear extension of first floor extension above, to

create self contained two bedroom flat. Response: RECOMMEND REFUSAL. This application would be over development of the existing site and would have a detrimental, overbearing effect on the adjacent properties. There would also be additional pressure on the availability of already limited parking.

P17/33 **RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration.

P17/34 **DECISION NOTICES**

The following APPROVALS were noted:

DM/17/2093	11 Rose Court, North Bank, Hassocks
DM/17/2229	15 The Minnells, Hassocks, BN6 8QW
DM/16/1775	Hassocks Golf Club, London Road Hassocks
DM/17/2053	17 Little Copse Road, Hassocks, BN6 8PQ
DM/17/2129	20 Stanford Avenue, Hassocks, BN6 8JJ
DM/17/1925	26 Damian Way, Hassocks BN6 8BH
DM/17/1821	54 Church Mead, Hassocks, BN6 8BW
DM/17/2020	3 The Beacons, Hassocks, BN6 8FG
DM/17/0960	5 Stanford Terrace, Station Approach West, Hassocks.
DM/17/2423	8A Woodsland Road, Hassocks, BN6 8HE

The following REFUSAL was noted:

DM/17/1120	60 London Road, Hassocks, BN6 9NU
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The following WITHDRAWAL was noted:

DM/17/2159	The Oaks, Southdown Farm, Lodge Lane, Hassocks
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The following APPEALS were noted:

AP/17/0015	21a The Crescent, Hassocks, BN6 8RB
AP/17/0012	Rear Garden of 16 Clayton Avenue, Hassocks, BN6 8HD

P17/35 **CORRESPONDENCE.** It was noted that the correspondence as shown on the agenda, (Item 7) had been incorrectly included and was to be disregarded.

P17/36 **Urgent Matters at the discretion of the Chairman for noting and/or inclusion on a future agenda.**

17/34.1 Infrastructure Projects - South Downs National Park Authority (SDNPA) Area. Members were provided with copies of correspondence from the SDNPA inviting submissions of interest for infrastructure projects to support growth as identified in the emerging Local Plan. (Appendix 1). It was agreed that this would be added as an item for consideration at the next Planning Meeting.

P17/37 **Date of Next Meeting:** Monday 7 August 2017 at 7.30pm

There being no other business the Chairman closed the meeting at 8.40pm

Chairman..... Date.....